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**City of Attleboro Redevelopment Authority**  
**Cleanup Grant Application**  
**December 14, 2005**

A. Application Eligibility

The applicant, the Attleboro's Redevelopment Authority (ARA), is a Body Politic of local government in the Commonwealth of Massachusetts, as such, is eligible to apply for funding under EPA Brownfields RLF Grants Program under MGL 121B. In 2004, EPA awarded to the ARA an assessment grant via Brownfield Cooperative Agreement.

B. Community Notification

In addition to discussing this topic at monthly open public meetings with the ARA and televised public meeting with the City Council the ARA placed a notice in the local major media (The Sun Chronicle Newspaper) notifying the community of the ARA's intent to apply for funding under the EPA Brownfield Revolving Loan Fund Grant programs as well as posting the public notice as required on Massachusetts General Laws for open public meetings. Specifically, the notice indicated that the ARA is submitting a community wide application to EPA and that the full version of the application was available for public review on December 6, 2005 with a one week comment period; and that a public comment period meeting was held on December 9, 2005 by the ARA. A copy public notice is contained as **Attachment 1**.

C. Letter from State Environmental Authority.

A copy of a current letter dated December 12, 2005 from the Massachusetts Department of Environmental Protection is contained in **Attachment 2**.

D. Site Eligibility and Property Ownership Eligibility.

1. a.-b.) 6-17 Hazel Street, Attleboro, MA

There are multiple separate legal parcels for assessment. Individual lots are shown on the Attleboro City Assessor's Map No. 42 as Lots 169-177, 263-265, 279-281, 299, 301 and 302. (See enclosed map)

Site Buildings: Hazel Street

Parking Lot: Intersection of Pearl Street and O'Neil Boulevard-Northwest quadrant

Parking Lot: Intersection of Pearl Street and O'Neil Boulevard-Southeast quadrant

Parking Lot: Intersection of Pearl Street and O'Neil Boulevard-Northeast quadrant

c.) Testing wells off-site immediately adjacent to the property suggest a plume of vinyl chloride, a known carcinogen; at a concentration of 730 parts per billion with the reported allowable concentration is 2 parts per billion and phase one analysis points to manufacturing practices that could lead to such contamination.

d.) The site has been used for the manufacturing of jewelry and belt buckles for over 80 years. The main parcel was initially developed in early 1901 by Attleboro Manufacturing. By 1911, a factory store, automobile and "gas" houses, coal shed and other storage sheds had been constructed at the property. By 1924, the "gas" house was replaced by an underground storage tank (UST) containing gasoline. By 1947, the building had been developed into its present footprint, with a three story brick building constructed in place of the automobile house and UST. The coal shed was also replaced by a boiler room. Dust collectors and a 125,000-gallon aboveground storage tank (AST)

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containing water for the plant's fire suppressant system were built at this time. (Although the AST has since been removed).

Until 1999, the site manufactured jewelry at full capacity and used three nearby parcels for employee parking. Approximately 800 employees worked at the site until 1999 when downsizing reduced staff to less than 100 administrative positions and ceased all manufacturing operations on the site.

e.) The primary environmental concern is the continued spread of vinyl chloride due to the proximity of the site to a residential neighborhood and the regional hospital.

2. No need for site determination at this time.
3. At current time this site is not a.) listed on the National List b.) not subject to any orders under CERCLA by any party and nor is this site c.) controlled or subject to control by the United States Government.
4. Manufacturing at the facility included the use of oil and hazardous materials throughout the plant. Production operation began on the first floor in the tool room where numerous small to medium sized machines existed (hydraulic press, jigsaws, sanders, lathes and other cutting tools). A phase one assessment showed some machines contain swarf (metal chips) coated with oil. Sinks at two locations contained acids and other flammable solvents stored in reagent bottles. Epoxies and lacquers were used to coat machinery that dipped manufactured materials on the plating line. Evidence of oil staining is sporadically present on flooring throughout some production areas. These materials and process of use may have resulted in discharges that would need to be remedied. Three plating lines were located on the second floor of the main building and have been decommissioned. Various chemicals such as acids, bases, solvents, cyanides, and metals (gold, silver and nickel) were used in the plating process. Corrosion of the floor beneath the plating area has occurred in certain areas through the thickness of the second floor slab, onto the first floor beneath. The floor boards under the plating machines that are stained by these materials must be removed by a licensed professional. Existing infrastructure such as drain pipes which carried these chemicals will need to be removed as well.  
Potential asbestos containing materials are located throughout the building on piping, particularly in the boiler room. It may be present in window glazing and roof trim flashing as well. Based on the construction date of these buildings (1901-1947), lead paint is of concern as well and would need to be tested and remedied if there is indeed lead paint.
5. a.) An updated phase one assessment was conducted in March 2004 by Sage Environmental.  
b.) Assessment of the property is estimated to cost up to \$400,000.  
c.) The source of funding for the Phase II assessment will come from grants and appropriations the Redevelopment Authority has received over the past year for this project. Including but not limited to \$350,000 from the HUD-VA appropriations bill and \$1,900,000 from a HUD BEDI grant with matching HUD 108 at \$2.85 million.  
d.) There is an aggressive two year plan to have all the assessments completed and remediation work to begin.
6. According to the State Department of Environmental Protection's Brownfields coordinator, there are no known additional hazardous materials than those listed above.

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7. a.) The transfer of property to the City of Attleboro Redevelopment Authority will be done by purchase. Swank Inc, is a willing seller and the city is a willing buyer. The transfer of property to the City of Attleboro Redevelopment Authority will be done at closing that is scheduled for January 15, 2006 and will in no way further contaminate the site. Our goal is to immediately clean the site and turn it over for full re-use to an entity that has a job commitment of 350 jobs
- b.) The City of Attleboro Redevelopment Authority is not responsible for any environmental concerns at this site as all contamination occurred prior to ARA acquisition.
- c.) A phase one assessment was conducted in March 2004 by Sage Environmental. Little if any change would have occurred as the current owner has ceased using the site for manufacturing and has only had administrative offices at the site since 1999.
- d.) The City of Attleboro Redevelopment Authority is not responsible for any environmental concerns at this site. The City of Attleboro Redevelopment Authority is in no way potentially liable for any contamination at this site. The City of Attleboro's Redevelopment Authority has no relationships with potential liability to the best of our knowledge.
- e.) Swank, Inc is the current property owner and has owned and operated at this location for the past 80+ years. The relationship with Swank is that they are a willing seller and the Redevelopment Authority is the willing buyer.
- f.) The City of Attleboro Redevelopment Authority is not responsible for any environmental concerns at this site.
- g.) It is in the City of Attleboro's and the Redevelopment Authority's best interest to comply and assist with any and all parties involved in the clean-up effort of 6-17 Hazel Street. The Redevelopment Authority has every intention of doing-so.

### E. Cleanup Authority and Oversight Structure

1. The ARA has extensive experience in Brownfields Redevelopment including complying with all state and federal laws to ensure that the cleanup protects human health and the environment. In addition to the ARA staff, environmental consultants and license site professionals hired by the ARA under a competitive procurement provisions of 40 CFR 31.36, the City of Attleboro has a full-time environmental planner who has the technical expertise and training to monitor all assessment and clean-up projects. The State Department of Environmental Protection and the ARA have developed a partnership and will be working together on the project. Therefore depending on the details of the site under remediation, the ARA will prepare the appropriate oversight based on the site specific issues from the ARA's broad team of professionals and consultants. In addition the ARA will require subgrant recipients to enroll in a state response program. Also, the ARA will require all subgrant recipients to provide the ARA with right of access and ability to secure sites in the event of an emergency or default on a loan agreement or non-performance under a subgrant. The ARA will have the legal authority to access and secure all sites that are recipients of a loan or subgrant. See attached letter from the ARA's Legal Council that is contained as **Attachment 3**.

2. At this time it has not been determined if we will need access to adjacent sites. The property sits on one entire city block and therefore is bound by streets and roads.